

7901 S 190TH ST

KENT, WA



97,548 SF WAREHOUSE

A+ Kent Valley Location | Significant Capital Upgrades

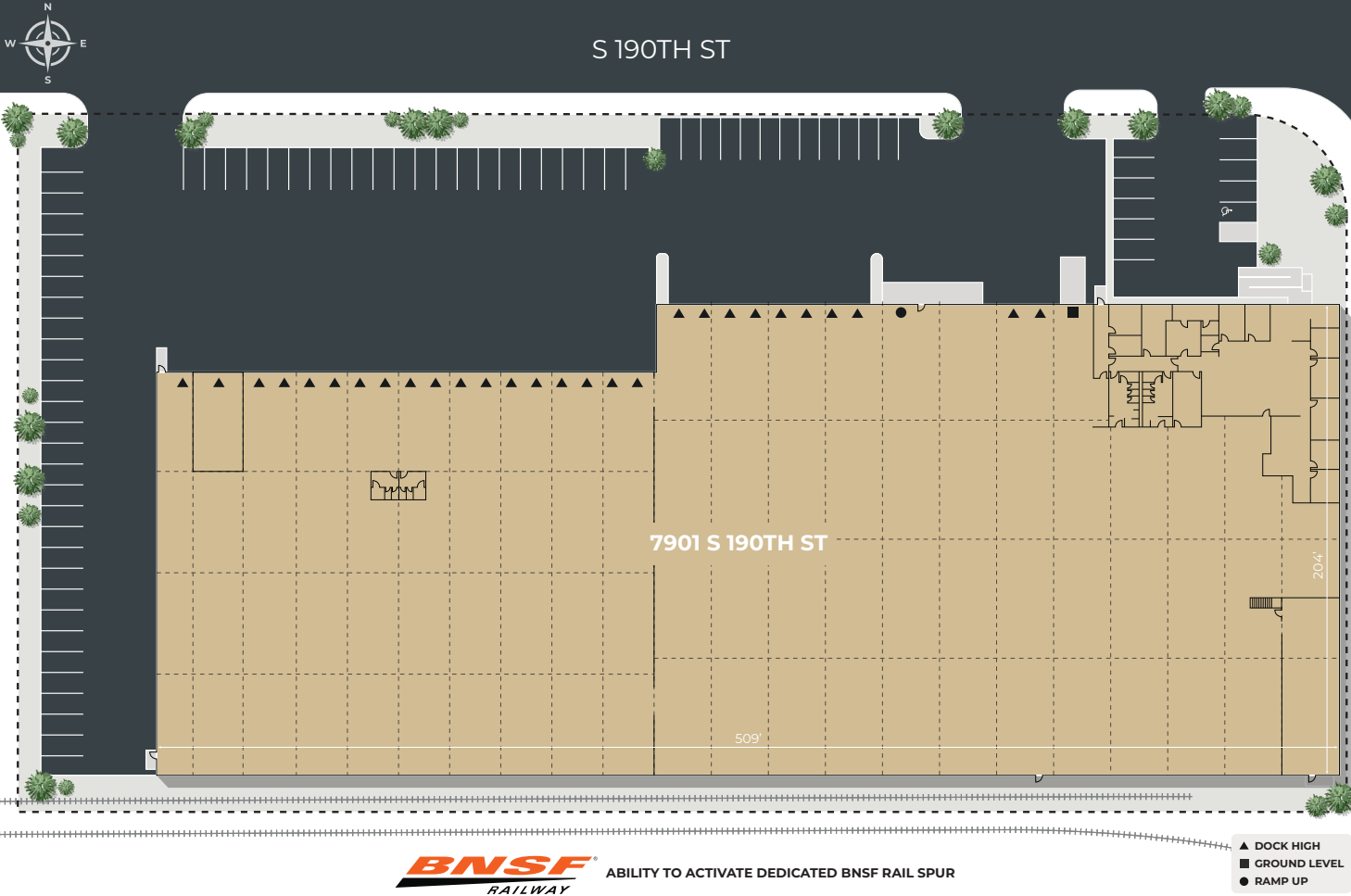
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PROPERTY OVERVIEW

Unmatched logistical location
 Excellent access to I-5, I-405 & SR-167
 Dedicated BNSF rail spur
 Close proximity to Seattle Tacoma International Airport

2019 Upgrades:
 New roof
 Exterior paint
 LED lights
 HVAC



BNSF
 RAILWAY
 ABILITY TO ACTIVATE DEDICATED BNSF RAIL SPUR

80TH AVE S

97,548 SF
 Total Building Size

6,212 SF
 Office

3.9 ACRES
 (169,884 SF)

28
 Dock Doors

1/1
 Ramp Up Door /
 Grade Level Door

±22'-24'
 Clear Height

POWER
 Transformer: 300 kVA.*

I-3
 (Heavy Industrial)

76
 Parking Stalls (0.78/1,000)

Fenced
 and Secured Yard

*Switchgear 1: 1200 Amps (480/277, 3-Phase, 4-Wire)
 Switchgear 4: 400 Amps (240/120, 3-Phase, 4-Wire)
 Upon lessee verification

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LOCATION



EXTERIOR PHOTOS

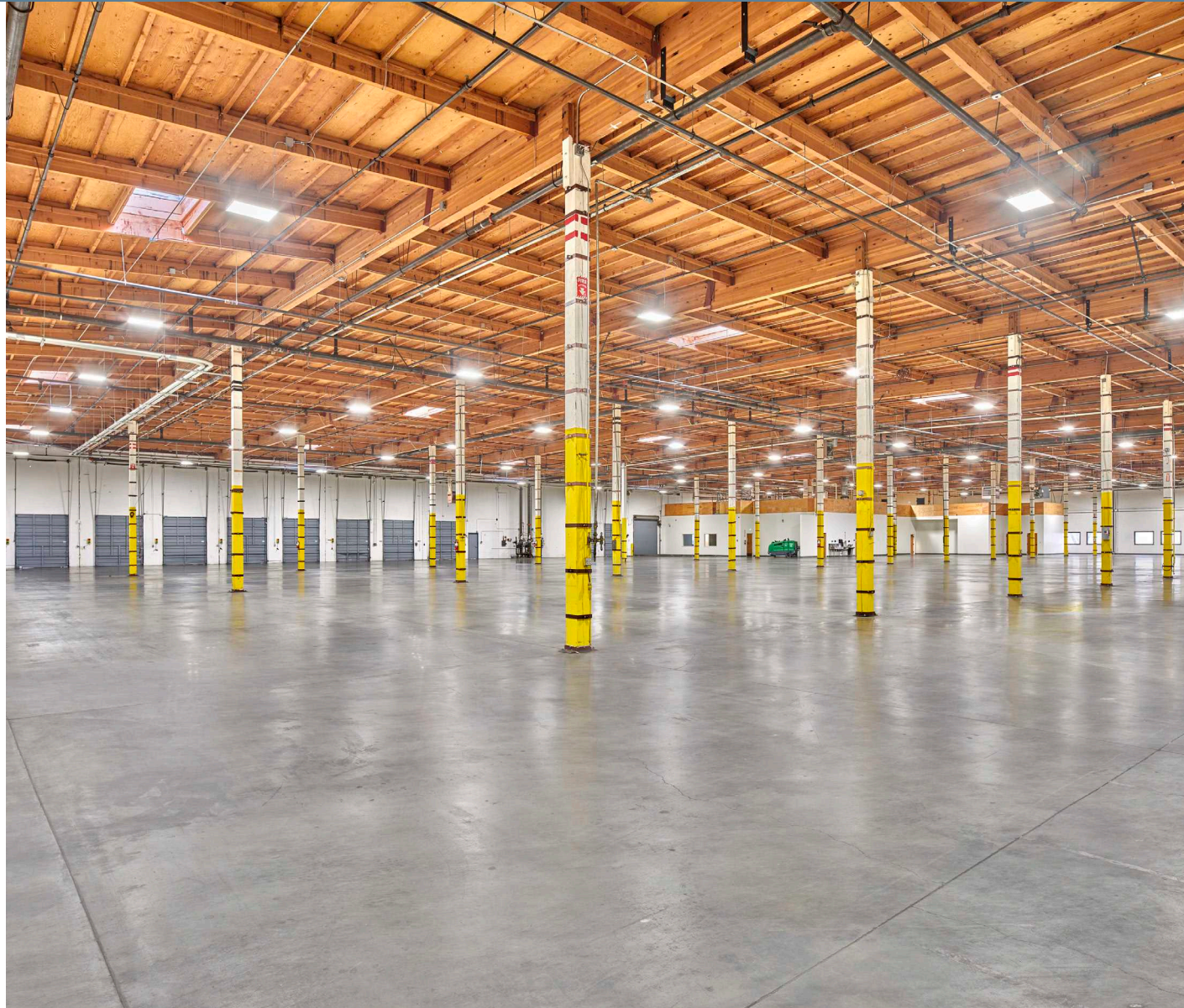
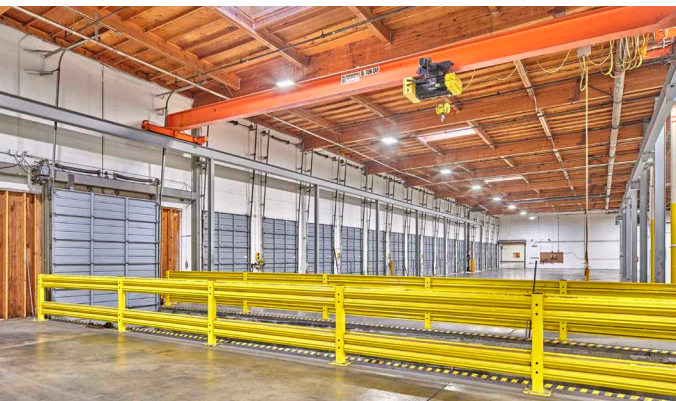
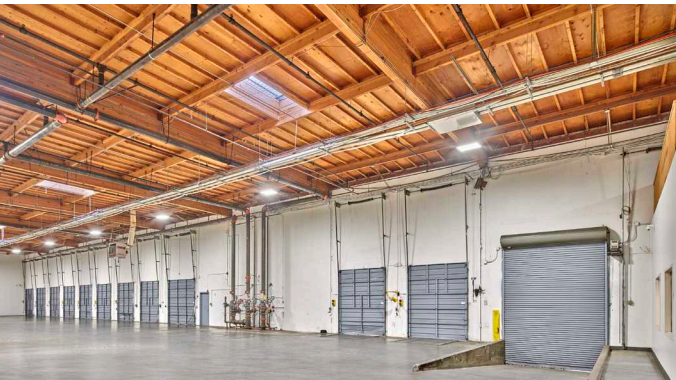
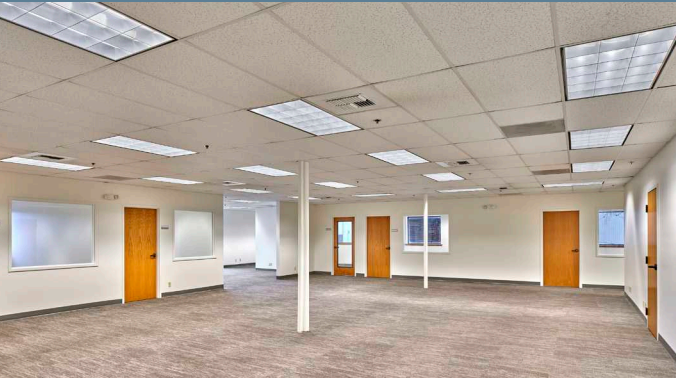


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LBALogistics


KBCADVISORS

INTERIOR PHOTOS



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